



City of NORFOLK

CC: Dir. Department. of Planning

To the Honorable Council
City of Norfolk, Virginia

December 13, 2011

From: Frank M. Duke, AICP, Planning Director

Subject: Downtown Development
Certificate for The Consolidated
Courts Building 150 - 160 Saint Paul's
Boulevard

Reviewed: Anne Odell, AICP Assistant City Manager

Ward/Superward: 2/6

Approved:

Marcus D. Jones, City Manager

Item Number:

R-11

- I. **Recommendation:** Approval considering compliance with all other *Zoning Ordinance* requirements and consistency with approved plans.
- II. **Applicant:** The Consolidated Courts Building
150 - 160 Saint Paul's Boulevard
- III. **Description:**
This agenda item is to allow the construction of the 315,000 square foot Consolidated Courts Building on the Civic Plaza with facilities for the Circuit Court, General District Court, Norfolk Juvenile Court and Domestic Relations Court.
- IV. **Analysis**
 - This site occupies the northwest corner of the Civic Plaza generally bounded by Saint Paul's Boulevard, City Hall Avenue, and Union Street and is located in Downtown.
 - The building will include 24 courtrooms and offices for related agencies.
 - The building's wing facing Saint Paul's Boulevard frontage will contain eight stories while the wing adjacent to the Tide Light Rail Civic Plaza Station will be five stories in height.
 - The two wings are joined by a rotunda with four stacked atria capped with a two story ceremonial assembly space.
 - Extensive landscaping on the plaza is a part of this overall project.
 - The proposed development meets the requirements of The *Zoning Ordinance*.
 - The design of the Consolidated Courts Building has been approved through the Design Review Process.

V. **Financial Impact**

The total estimated cost of development is \$121,000,000.

VI. **Environmental**

- The proposed Consolidated Courts Building will occupy the northwest corner of the Civic Plaza and compliment the other buildings on the plaza.
- Extensive landscaping is a component of the plan.
- The existing Circuit Court Building will be removed opening up sight lines between Downtown and the Civic Plaza.
- The new building is designed to achieve LEED certification.

VII. **Community Outreach/Notification**

- On May 17, 2011 the Downtown Civic League was notified of the request for design approval.

VIII. **Board/Commission Action**

By a vote of **6 to 0**, the Planning Commission recommended that the request for a Downtown Development Certificate be **approved**.

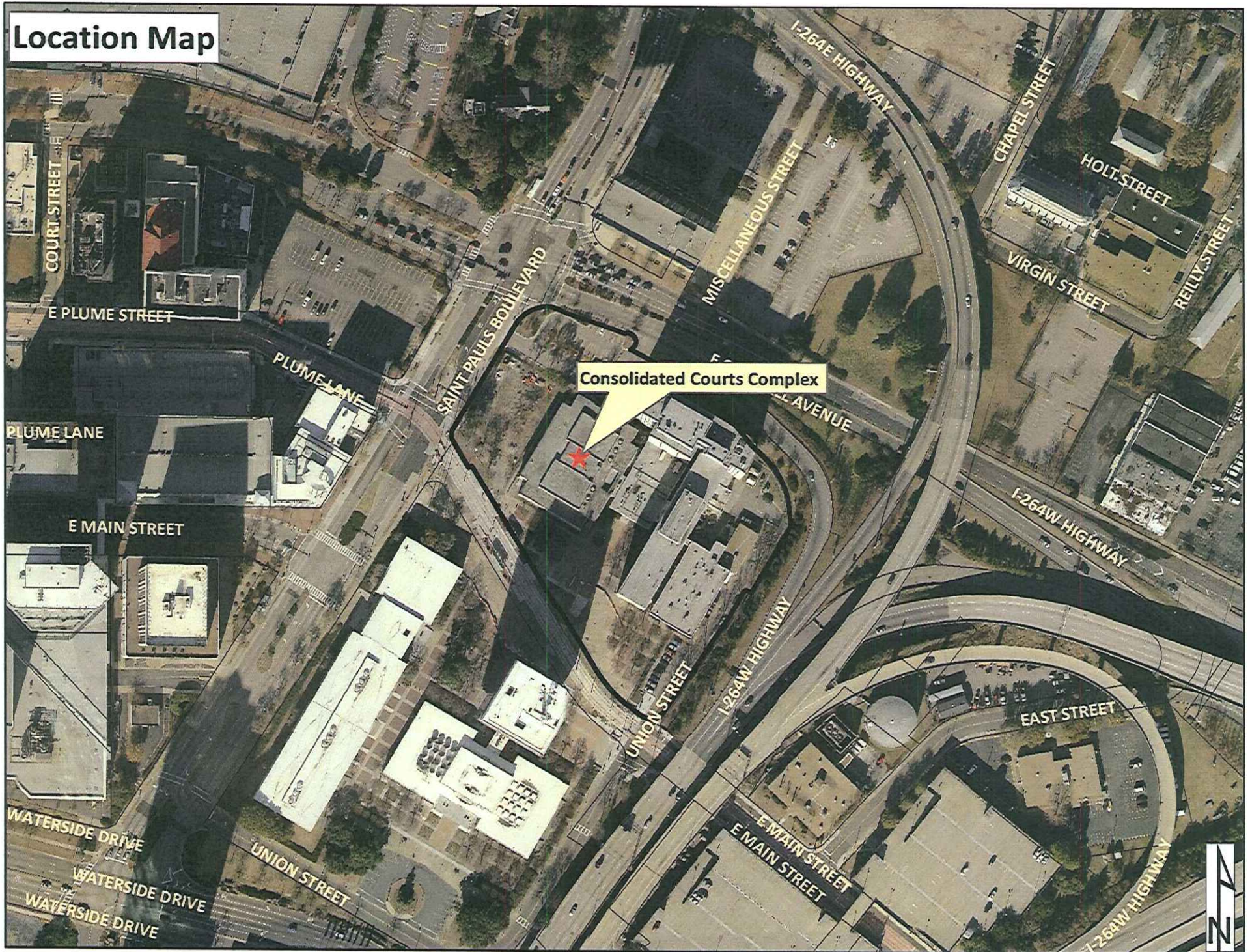
IX. **Coordination/Outreach**

This report has been coordinated with the Department of Planning and Community Development and the City Attorney's Office.

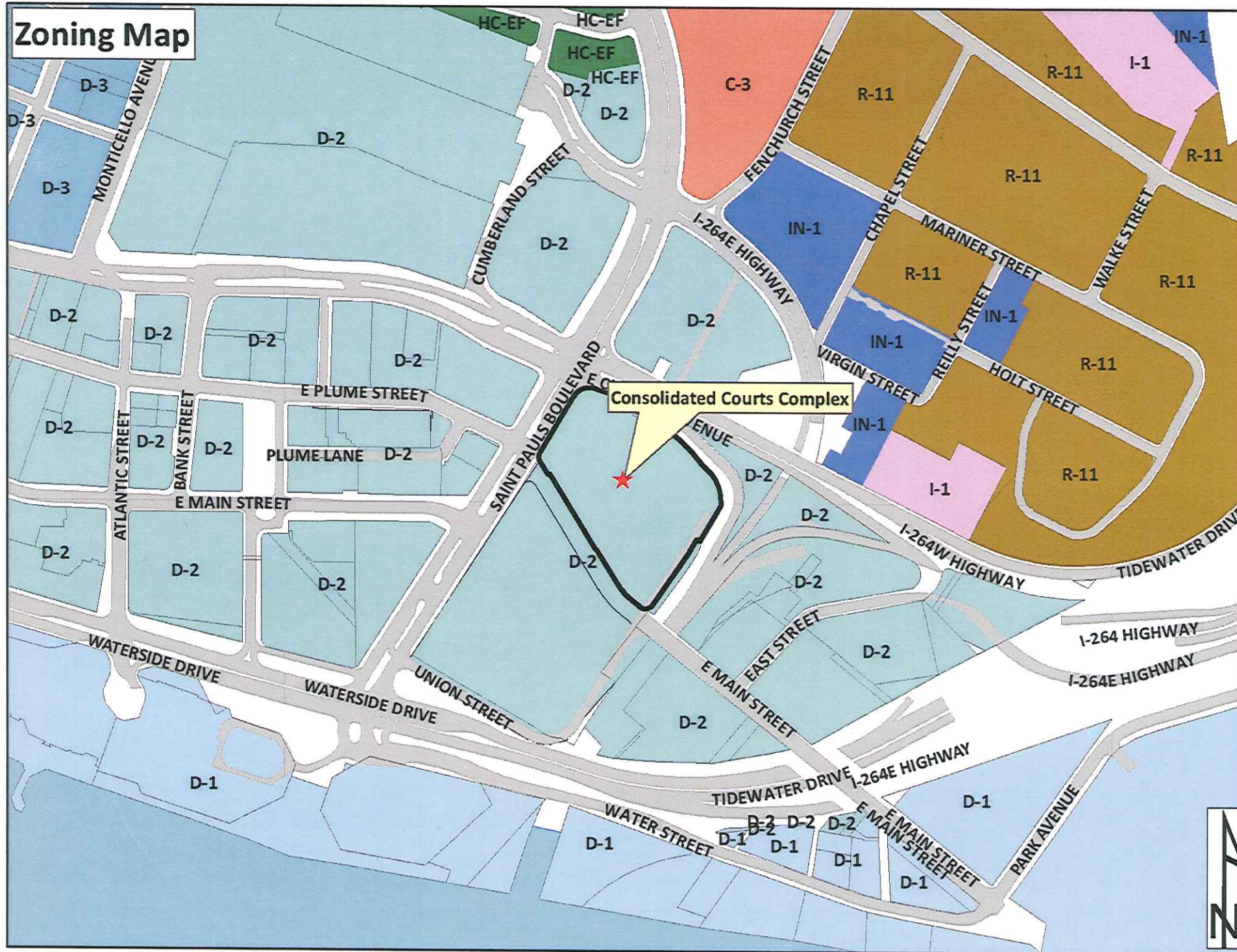
Supporting Material from the Department of Planning and Community Development:

- Ordinance
- Location Map
- Zoning Map
- Site Plan
- Elevations

Location Map



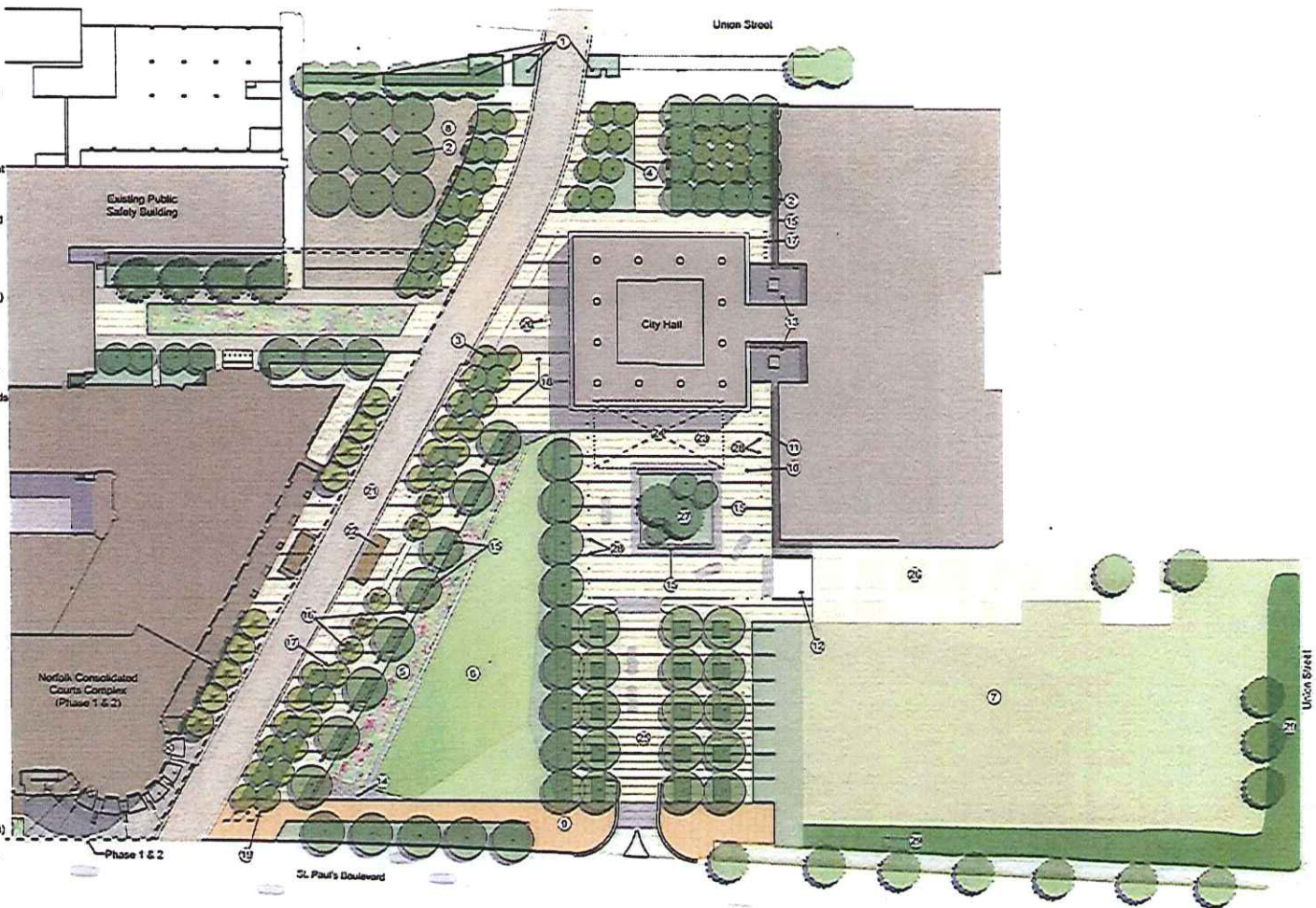
Zoning Map



SITE PLAN (Current)

LEGEND

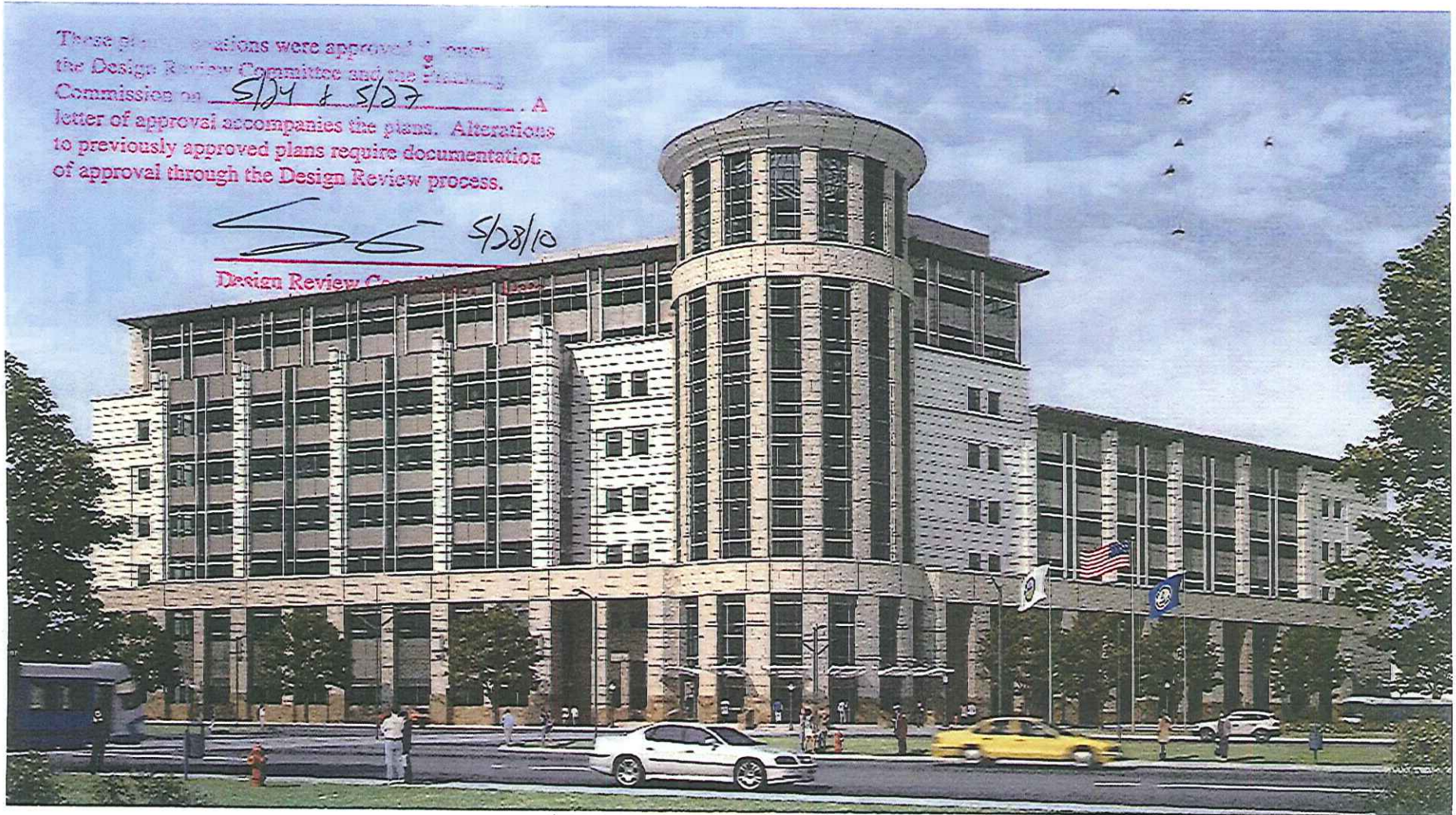
- ① Existing Raised Tree Planters
- ② Shade Tree (Typ.)
- ③ Upright Tree along MRT Tracks and Platform (Typ.)
- ④ Low Shrub / Perennial Planting (Typ.)
- ⑤ Bio-Infiltration Planting (Wet Tolerant / Aquatic Species)
- ⑥ Lawn Area: Designated Study Area for the Commemoration of "The End of Massive Resistance"
- ⑦ Temporary Lawn Area: Site of Circuit Courts Demolition
- ⑧ Decomposed Granite Surface (Typ.)
- ⑨ Sidewalk Paving: Standard Brick with Buff Colored Narrow Modular Concrete Unit Paver Bands
- ⑩ Plaza Paving: Buff Colored Narrow Modular Paver Field with Gray Narrow Modular Paver Accent Bands
- ⑪ Granite Paver Band (To Match Phase 1-2 Building Base)
- ⑫ Concrete Ramp (down to existing grade)
- ⑬ Gravel / Stone Surface (Typ.)
- ⑭ Special Stone Surface (Typ.)
- ⑮ Low Wall
- ⑯ Bench (Typ.)
- ⑰ Bicycle Racks
- ⑱ Pedestrian Light (Typ.)
- ⑲ Flagpole (3)
- ⑳ Relocated "Freedom" Sculpture
- ㉑ Light Rail Tracks
- ㉒ Light Rail Platform Shelter
- ㉓ Drop-off Area / Event Space
- ㉔ Temporary Special Events Tent - Designated Location
- ㉕ Private Drive aligned with Main Street (Parallel Parking Both Sides)
- ㉖ Existing Alleyway allowing Service Vehicle Access
- ㉗ Existing Southern Magnolia Trees (To Remain)
- ㉘ Bollard (Typ.)
- ㉙ Existing Juniper Shrub Mass (To Remain)



RENDERING (Current)

These plans were approved by the Design Review Committee and the Planning Commission on 5/24 & 5/27. A letter of approval accompanies the plans. Alterations to previously approved plans require documentation of approval through the Design Review process.

SG 5/28/10
Design Review Committee



FENTRESS | ARCHITECTS

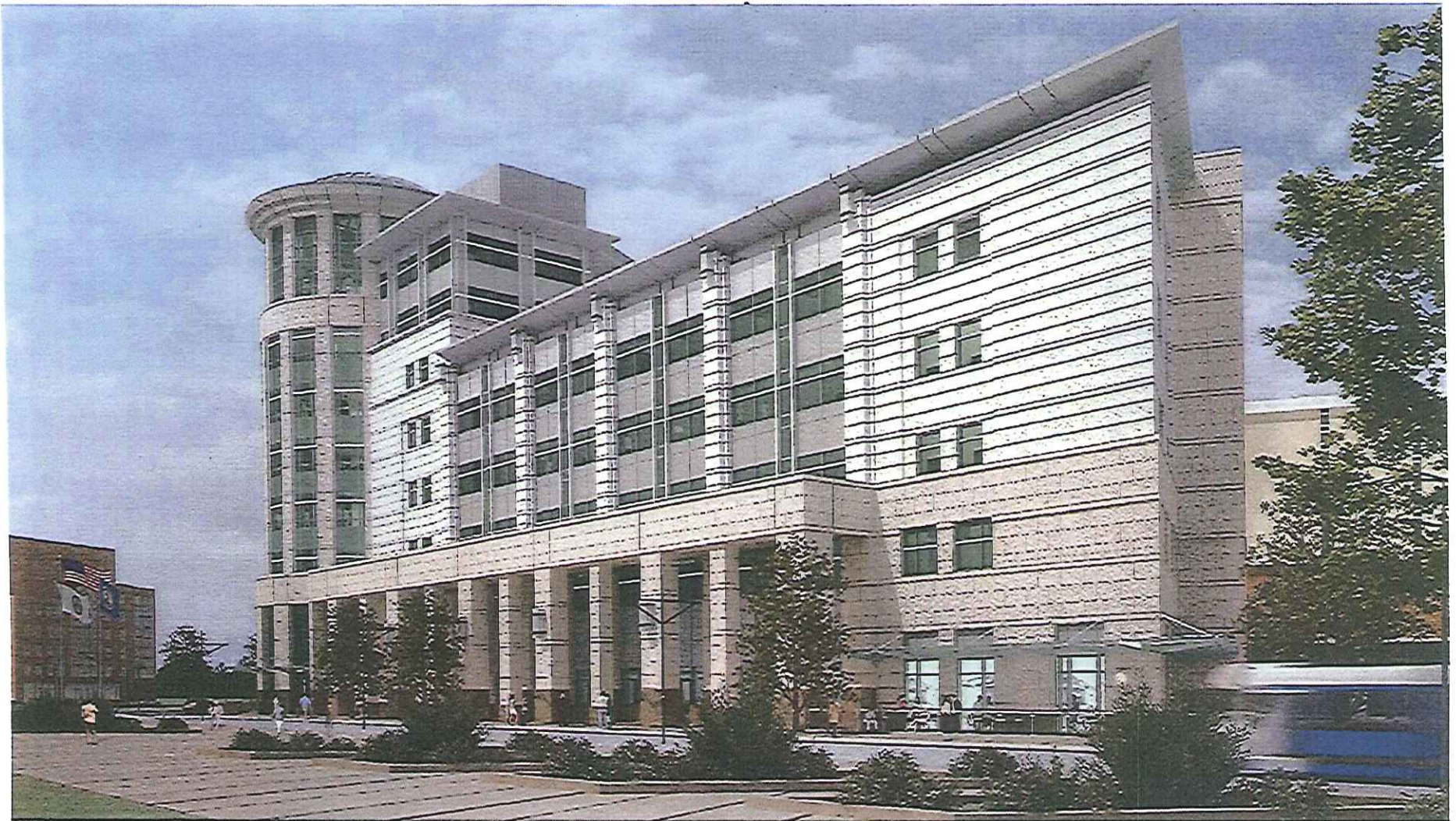


NORFOLK CONSOLIDATED COURTS COMPLEX, NORFOLK, VIRGINIA

REVISED APRIL 19, 2010

FENTRESS | ARCHITECTS

RENDERING (Current)



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NORFOLK CONSOLIDATED COURTS COMPLEX, NORFOLK, VIRGINIA

REVISED APRIL 19, 2010

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